

Adopted at Meeting of 8/28/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICE FOR DISPOSITION PARCEL
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area Project No. Mass. R-56 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisers of the value of the parcel listed hereon for uses in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed price for buildable parcel be hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

<u>DISPOSITION PARCEL</u>	<u>LOCATION</u>	<u>RECOMMENDED MINIMUM DISPOSITION PRICE</u>
SE-14	43 Braddock Park	\$2,600
SE-15	4 Greenwich Court	780
SE-16	36 Greenwich Park	2,880
SE-17	35 Holyoke Street	4,225

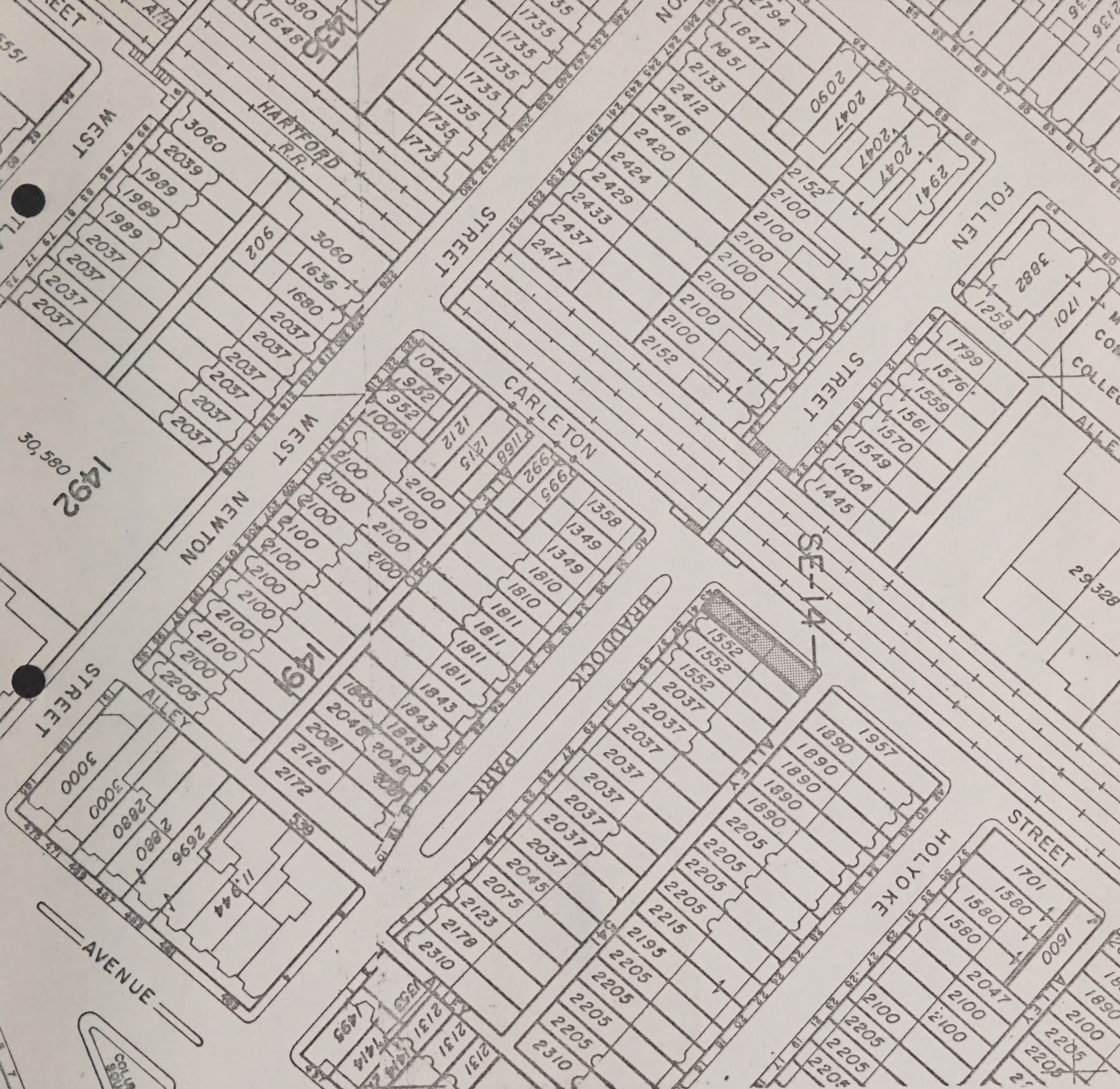
SOUTH END URBAN RENEWAL AREA

MASS. R-56

SUMMARY OF REUSE VALUE DATA

<u>Parcel</u>	<u>Area (Sq. Ft.)</u>	<u>Reuse</u>	<u>O'Neill</u>	<u>Sutte</u>	<u>Recommended Minimum Disposition Price</u>
SE-14	1,705	Res. Rehab.	\$ 1,300	\$2,600	\$ 2,600
SE-15	722	Res. Rehab.	600	650	780*
SE-16	1,800	Res. Rehab.	1,400	2,400	2,880*
SE-17	1,580	Res. Rehab.	1,000	4,225	4,225

* In accordance with HUD regulations that the minimum disposition for rehab parcels must be land value, plus 20%.



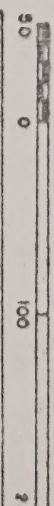
PARCEL SE - 14
LOCATION 43 Braddock Park

USE Residential
D U's two

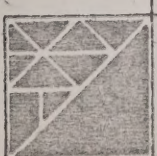
AREA 1705 S. F.
WIDTH 17 feet
DEPTH 97 feet

Access Braddock Park
PARKING --
ZONING H - 3

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS
FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R - 56
AS APPROVED BY THE
BOSTON REDEVELOPMENT AUTHORITY
SEPT. 23, 1965



DISPOSITION PARCELS



SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R - 56
BOSTON REDEVELOPMENT AUTHORITY



SE - 15

AREA 722 S.F.

WIDTH 16 ft. Avg.

DEPTH 55 ft. Avg.

SITE --

ACCESS Greenwich Ct.

PARKING --

USE 1 D. U.

ZONING H - 3

EASEMENT

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DISPOSITION

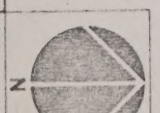
PARCELS

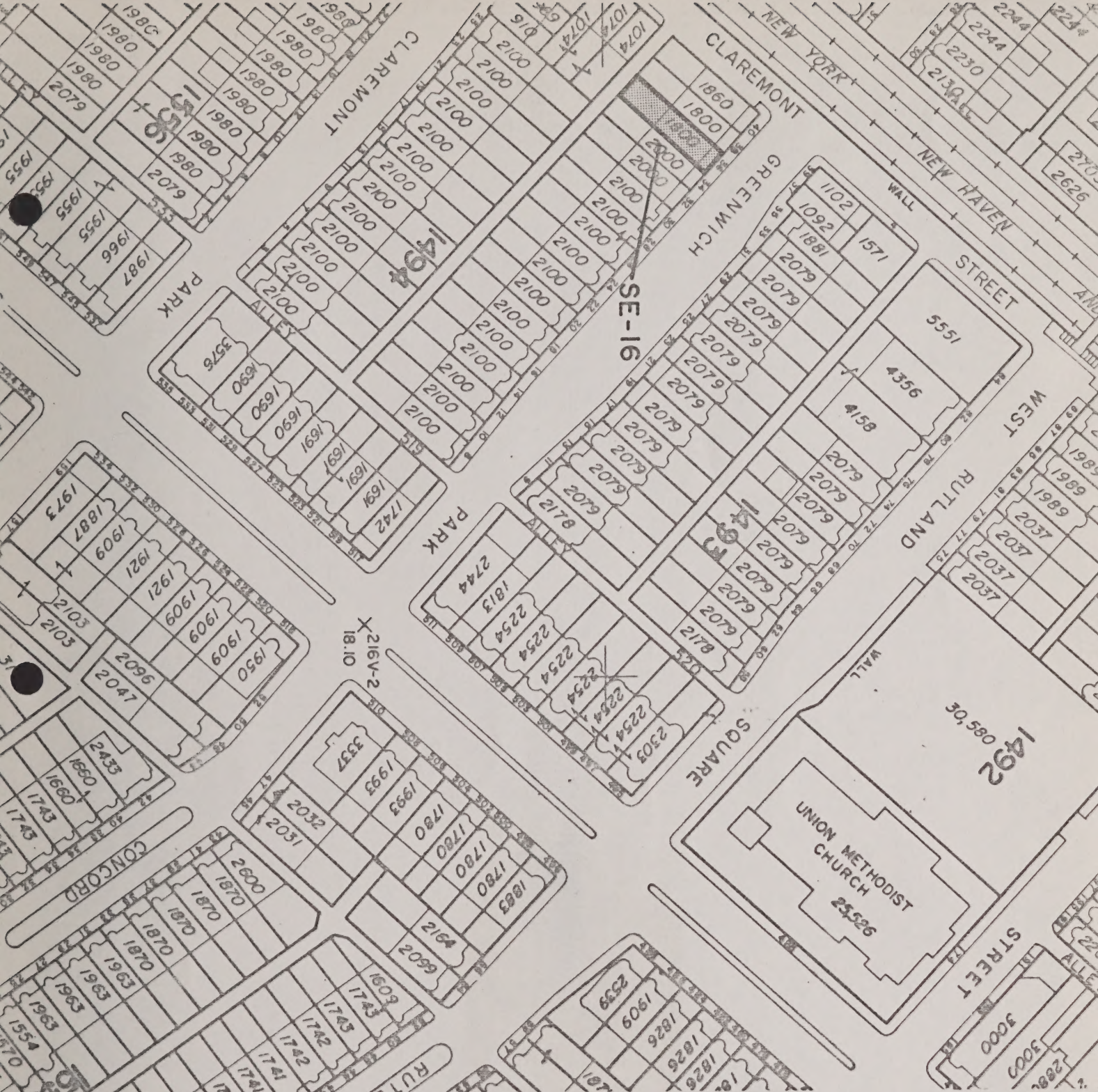
SOUTH END

URBAN RENEWAL AREA

MASSACHUSETTS R-56

BOSTON REDEVELOPMENT AUTHORITY





SE - 16

AREA 1,800 S.F.

WIDTH 18 Ft.

DEPTH 100 Ft.

SITE --

ACCESS Greenwich Pk.

PARKING --

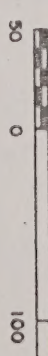
USE 4 D. U.'s

ZONING H-3

EASEMENT

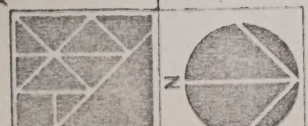
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DISPOSITION PARCELS

SOUTH END
URBAN RENEWAL AREA
SSACHUSETTS R-56
BOSTON REDEVELOPMENT AUTHORITY



AUGUST 28, 1974

MEMORANDUM.

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

Summary: This memorandum requests approval of minimum disposition prices for four (4) parcels in the South End Urban Renewal Area.

A number of Disposition sites located within the South End Urban Renewal Area are intended for residential rehabilitation.

Parcels SE-14, 15, 16 and 17 will be developed for this use.

The parcels were appraised by John O'Neill and Robert Sutte of Ryan, Elliott Appraisal and Consulting Company. A summary sheet, indicating both reuse appraisal values and the recommended price for each parcel, is attached.

Based upon the valuations listed on the attached sheet, and the proposed development, which is in accordance with the South End Urban Renewal Plan, it is recommended that the Authority adopt the attached Resolution, approving the minimum disposition prices listed thereon.

An appropriate Resolution is attached.

Attachment